

# A Particular and Conditions of Sale,

Of a COMPACT and VALUABLE

## FREEHOLD ESTATE,

LATE THE PROPERTY OF

John Archer Shish, Esq; Deceased,

Most desirably situate at *WALTHAM ABBEY*,

In the County of Essex, about Twelve Miles from London;

AND ALSO

A net Rent of 60*l.* per *Annum*,

Issuing out of the General Post Office, in *Lombard Street*,



Which will be *SOLD* by *AUCTION*,

By Mr. *CHRISTIE*,

At his Great Room in *Pall-Mall*,

On *Thursday, May 27, 1773*, at One o'Clock.

In FIVE SEPARATE LOTS.

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The Tenants will Shew the Estate.

Printed Particulars may be had of them; of Mr. CHAMBRE, *Brick Court, Temple*; of JOHN LANGLEY, Esq; at *Shrewsbury*; at the *Cock, Epping*; and at Mr. CHRISTIE's, as above.

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THIS ESTATE consists of FOUR COMPLETE FARMS, contiguous to each other, without any other Grounds intermixed or interfering, enjoying many Beneficial Rights and Lucrative Privileges, reaping every seasonable Advantage from their natural Situation, and endowed with some eligible Spots, peculiarly suitable for the erecting of Residences, and are considerably under Let, not equal to what they were in the Reign of CHARLES the 1<sup>st</sup>. at which Period the Land Tax was not levied, at the Annual Rent of Four Hundred and Forty Pounds, possessing several manifest Advantages of Cow Lyes on Waltham Forest and Marsh, adjoining Waltham Town, and from the contiguity of the Land to the navigable River Lea, beyond a doubt will be capable of great Improvement.



## L O T I.

**HAYES-HILL FARM**, being Freehold, containing 66 Acres, together with 27 Cow Leases, in *Hallifield Marsh*, now only 9 Cow Leases by agreement amongst the Tenants, but amount to the same advantage, and now let to Mr. GEORGE GILDERSON, at Will, at the Yearly Rent of 70l. In 1652 this Farm was let by Lease for 21 Years, by Mr. JOHN ARCHER, to HENRY WOOLASTON, Esq; at 86l. *per Annum*, and the Tenant under this Lease was to repair, and leave in repair; this was long before the Land Tax Act, so that the net Rent 118 Years ago was 86l. *per Annum*. The Tenant of this Farm has a Right of Common on *Epping*, otherwise called *Waltham Forest*, (viz.) for every four Pounds *per Annum*, he may common a Horse, and for every Forty Shillings a Year he may Common a Cow, but has not a Right of Common for Sheep. Also, a Right of Common, in the Common Marsh, at *Waltham*. *Epping Forest* is said to be 14 Miles in length and 10 Miles broad.

Present Rent. £. s. d.	Improved Rent. £. s. d.
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70 0 0	95 0 0
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## L O T II.

**QUINTON HILL FARM**, being Freehold of Inheritance, now let to Mr. MORING, by an Agreement, for a Lease about four Years since; for the Term of 21 Years, at the annual Rent of 110l. But by this Agreement, he was to lay out in Repairing the Premises 100l. which he hath not performed; but has let it to Mr. DYER, an under Tenant, at 120l. *per Annum*. This Farm contains about 100 Acres of Land, and has the same Right of Common on *Epping Forest*, and the Common Marsh as *Hayes Hill Farm*.—This Farm upwards of 100 Years ago, was let by Lease at 114l. clear of all Outgoings and lies very near *Waltham Abbey Town*.

110 0 0	120 0 0
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## L O T III.

**SKIRRETT**, otherwise **SKILLET HILL FARM**, being likewise Freehold, containing 130 Acres of Land, now let to Mr. HARVEY, at Will, at the Yearly Rent of 90l. And has the same Right of Common on *Epping Forest* and the Common Marsh, as the others, *there is a most delightful Spot on this Farm to build a House upon*.

On this Farm are a great number of Runnel Oaks.

90 0 0	120 0 0
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## L O T IV.

**A FARM** called *Cobbing End*, and *Maynards*, containing 106 Acres and a half by Computation, and now let to Mr. RICHARD STACEY at Will, at the old Rent of 75l. but of this Farm, the Messuage, Out-buildings and Lands called *Maynards*, consisting by computation of 28 Acres of Land, are Copyhold of Inheritance, held under the Manor of *Waltham Holy Cross*, at 6s. 2d. *per Annum*, (chief Rent) and 5l. in lieu of a Heriot, and a fine certain on Death or Alienation; the other Part called *Cobbing End* is all Freehold.—On this Farm, there are a great many Oak and other Trees, and an Assignment of Wood to the Copyhold Part from the *Forest of Waltham*, and the same Right of Common on *Epping Forest*, and the Common Marsh as the others.

75 0 0	100 0 0
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## L O T V.

**ALSO**, A CERTAIN RENT of 60l. *per Annum*, issuing out of and (payable by the Crown) from the General Post Office, *Lombard Street*; some part of the said Post Office having been the Freehold and Inheritance of the said Mr. SHISH and his Ancestors, and having been anciently taken into, and made a part of the General Post Office.—This valuable Rent is payable, and paid quarterly without any Deduction.



## References and Particular Quantity of Land.

HAYES HILL FARM (being Lot 1) in the Tenure of GEORGE GILDERSON, and surveyed by Mr. GLANVILLE, in the Year 1745.

						A.	R.	P.
Pasture and Meadow	Dials Field and Farm Yard	—	—	—	—	6	0	25
Pasture	Side Field	—	—	—	—	3	2	12
Pasture	Lower Dunstable	—	—	—	—	4	3	38
Pasture	Seven Oaks	—	—	—	—	5	2	30
Arable	Long Land	—	—	—	—	13	3	5
Pasture	Upper Cudlings	—	—	—	—	5	0	29
Pasture	Long Hayes	—	—	—	—	3	2	7
Arable	Ox Meadow	—	—	—	—	3	3	37
Pasture	Gravel Pit Field	—	—	—	—	7	1	4
Pasture	Round Meadow	—	—	—	—	4	0	17
Meadow	Meadow and Common	—	—	—	—	7	2	5

March 2, 1632, This Farm was let by Lease for 21 Years, by Mr. JOHN ARCHER to HENRY WOLLASTON, Esq; at 86*l.* per Annum, and now let only at 70*l.* per Annum, and out of which Land Tax is deducted—  
The Tenant under this Lease was to repair and keep it in repair.  
Likewise, 27 Cow Leases or Cow Pastures in *Hallfield Marsh*.

QUINTON HILL FARM (being Lot 2) in the Tenure of Mr. DYER, Under-Tenant to Mr. MORING, surveyed by Mr. GLANVILLE, 1745.

Farm Yard and Night Leaze	—	—	—	—	4	0	18
Quinton Hill	—	—	—	—	33	0	1
Side Field	—	—	—	—	26	2	6
Black Ditch	—	—	—	—	12	2	10
Ox Leaze	—	—	—	—	11	2	1
Meadow	—	—	—	—	11	0	36
					99	0	2

KILLET HILL FARM (being Lot 3) in the Tenure of Mr. HARVEY, as surveyed by Mr. GLANVILLE, in the Year 1745.

Meadow	-	-	Farm Yard and Hoppett	—	—	—	3	1	16
Pasture	-	-	Home Field	—	—	—	10	3	32
Pasture and Arable	-	-	Bean Cropt	—	—	—	12	1	26
Arable	-	-	Iron Latch	—	—	—	10	2	34
Arable	-	-	Clay Hill	—	—	—	9	0	34
Meadow	-	-	Long Mead	—	—	—	15	1	26
Arable	-	-	Great Field	—	—	—	23	3	23
Arable	-	-	Little Clover Field	—	—	—	14	1	36
6 Meadow, 14 Arable	-	-	Round Hill Field	—	—	—	19	3	14
Meadow	-	-	Longfield and Queen Spring	—	—	—	9	0	36
			A great Number of Runnels				129	1	37



COBBING END FARM (being Lot 4) in the Occupation of Mr. STACEY as taken by  
JOHN ARCHER, Esq; in the Year 1675.

			A. R. P.
Meadow	-	One Parcel of Land called Peakfield, containing	7 2 0
Arable and Pasture	-	Pearnfield	13 0 0
Arable	-	Brights Pightle	5 0 0
Arable	-	Stouyshots	6 0 0
Pasture	-	Papelshott	7 2 0
Meadow	-	Bramble Croft	2 0 0
Meadow	-	Long Croft	3 0 0
Pasture	-	Boughtells	7 0 0
Meadow	-	Peake Garden	2 0 0
Pasture	-	Wellfield	9 0 0
Arable and Pasture	-	Great Banley	8 0 0
Arable and Pasture	-	Farther Banley	7 2 0
Arable and Pasture	-	Banley Pightle	1 0 0
			<hr/> 78 2 0

The COPPYHOLD FARM, called MAYNARD's, at *Cobbing End*, exclusive of the Buildings now  
standing on the same, appear to be thus,

Pasture	-	Middle and lower Pigdowns	6 0 0
Meadow	-	Hofe Meadow	2 2 0
Meadow	-	Upper Pigdowns	2 0 0
Meadow	-	The Dale	2 0 0
Meadow	-	Burnt Meadow	2 0 0
Pasture	-	The Six Acres	6 0 0
Pasture	-	The Five Acres	5 0 0
Pasture	-	Spring Wood	1 0 0

This by the Admittance is 28 Acres 26 2 0

Over and above there is an Assignment of Fire Wood in *Walsham Forest*.

Farm as above 78 2 0

Makes together 106 2 0

But as neither of them has been lately surveyed, perhaps when so done may be further increased.  
However, are both in the Tenure of RICHARD STACEY, pursuant to the Contract herewith given  
in—STACEY's Farm by Computation 106½ Acres.

## CONDITIONS of SALE.

- I. THE highest Bidder to be the Buyer; and if any Dispute shall arise between two or more Bidders, the Premises (so in dispute) shall be immediately put up again.
  - II. The Bidding to be Ten Pounds advance.
  - III. That the Purchasers (of each respective Lot) shall immediately pay into the Hands of Mr. CHRISTIE, a Deposit, Twenty Pounds per Cent. in part of the Purchase Money, and at the same Time sign an Agreement for Payment of the Remainder, on or before Michaelmas Day next, on having proper Conveyances of the Freehold, and a Surrender of the Copyhold Premises then made to them.
  - IV. That upon Payment of the Remainder of the Purchase Money on or before Michaelmas Day next, the Vender shall (at the Purchaser's Expence) make and execute proper Conveyances of the said Freehold Estate, and duly surrender the said Copyhold Premises to the said several Purchasers, and that the Purchaser of the said Premises shall then be let into Possession, and be entitled to the growing Rents thereof, clear of all Taxes and Incumbrances to that Time.
  - V. That if the Purchasers (of any of the said Lots) neglect to comply with the Conditions before-mentioned, the Deposit Money shall be forfeited, the Proprietor shall be at full Liberty to re-sell the said Premises, and the deficiency (if any be at such second Sale) together with all Charges attending the same, shall be made good by the Purchaser or Purchasers who shall neglect to comply with the Conditions of this Sale.
- Lastly, That if a good Title, such as Council shall approve, cannot be made to the said Premises, then and in such Case the Purchaser shall have his Deposit Money returned with Interest for the same at the Rate of Four per Cent. and all reasonable Charges.